



# City of Gahanna

## Meeting Minutes

### Planning Commission

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Tom Wester, Chair, Kristin Rosan, Vice Chair, David Andrews,  
Bobbie Burba, Joe Keehner, Jennifer Price, Don Shepherd*

*Donna L. Jernigan, MMC  
Sr. Deputy Clerk of Council*

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Wednesday, June 25, 2014

7:00 PM

City Hall

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#### **A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL.**

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday June 25, 2014. Chair Tom Wester called the meeting to order at 7:01 p.m. with the Pledge of Allegiance being led by Commission Member Burba. Agenda for this meeting was published on June 20, 2014.

**Present** 6 - David K. Andrews, Joe Keehner, Bobbie Burba, Donald R. Shepherd, Thomas J. Wester, and Kristin E. Rosan

**Absent** 1 - Jennifer Tisone Price

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

A motion was made by Rosan, seconded by Burba to reorder Section E. of the agenda to Z-0001-2014 followed by Z-0002-2014 and finally CU-0005-2014. The motion carried by the following vote:

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

#### **C. APPROVAL OF MINUTES - June 11, 2014 Regular Meeting Minutes**

A motion was made by Andrews, seconded by Shepherd, to approve the minutes of the June 11, 2014 Regular Meeting. The motion carried by the following votes:

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[2014-0068](#)

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#### **D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

None.

**E. APPLICATIONS/PUBLIC HEARINGS:**

Chair read the public hearing rules that would govern tonight's hearings. Assistant City Attorney Tom Weber gave an oath to those wishing to address the Commission.

[Z-0001-2014](#)

To consider an application for Zoning Change for 4.63+/- acres of property located at 5495, 5505, 5511 and 5515 Morse Road, Franklin County Parcel No. 025-011234, and 4721 East Johnstown Road; current zoning ER-1 Estate Residential; requested zoning NC Neighborhood Commercial; New Albany Company; Glen Dugger, agent.

Michael Blackford, Deputy Director of Development gave overview of application; property size is 4.63 acres; current zoning: ER-1, Estate Residential; proposed zoning: NC, Neighborhood Commercial; allowable uses would be a hardware store, barber shop, etc.; zoning map displayed; this request would extend the NC zoned area; aerial map displayed; properties are primarily underdeveloped at this time; this is a speculative zoning; cannot get into finite details of impact; Morse Road corridor is under utilized, specifically these properties; this calls for a mix of uses and that has been deemed appropriate; recommendation from staff is this is consistent with Economic Development Plan; 154 units of senior housing, 32,000 square feet of office, 3,000 square feet of restaurant and 16,000 square feet of retail; traffic study indicated some turn lanes necessary; there are staff comments to that; most are related to details; that plan has not been adopted; this is simply a zoning change; not adopting that informative site plan; zoning change criteria from Chapter 1133 were reviewed; staff is of the opinion that NC is consistent with applicable plans; as ER-1, the subject properties are inconsistent with plans; only about .15% of property within the City is zoned NC; feel there is a shortage of this use; not an isolated node of NC; would extend existing NC zoning; there appears to be demand for this use; staff recommends approval because it is consistent with zoning change criteria and applicable land use plans.

Chair opened the public hearing at 7:13 p.m. and asked for proponents.

Glen Dugger, 37 W. Broad Street, representing applicant, New Albany Company, stated this application and next are joined; area adjacent to one another; will share access points; will share detention; hopefully will be developed conjointly; felt it appropriate to bring applications forward together to clean up what might happen at southwest corner of Morse and Johnstown Roads; proposal is consistent with City plan; continued extension of neighborhood shopping center that is already

there; will provide neighborhood services for residential units over there; capacity study and conceptual plan was done for discussion purposes only; submitted an extensive traffic study; as recently as yesterday our traffic engineer was meeting with the City Engineer about the contents of that study; some points needed more study; doing that; understand traffic is an issue; submitted study with other applications as a joint study; will present those updates at workshop; will acknowledge everyone believes it is a significant concern; when we did this original zoning and did Hoggy's, things are in better shape now; roundabout was not installed at that point; did not have the New Albany bypass at that time; is our belief that the use package provides us with types of uses appropriate at this location; not big box, heavy uses; very consistent with what we see at Rogers Corner project immediately to the east; do acknowledge that we need to work on traffic; will have complete briefing on the traffic at workshop.

Chair asked for opponents.

Linda Foster 4671 E. Johnstown Road; said my lot is one of 9 residential left on Johnstown Road connecting to new re-zoning; condos were built alongside of us; land floods every time it rains; did a little before but not in good condition now; displayed some pictures of flooding; question would be how is this going to affect flooding or could it help our property; don't know all the engineering but it is a big concern of ours. Andrews asked if condos are higher than this property. Foster said yes; lived at property for 42 years.

Tom Fetter, 4675 E. Johnstown Road; said years ago when first set of condos were built, the property was lowest in area (the condos); the property was built up about 6' higher than it was; what will happen to water off of parking lots, etc.; will it be dumped on us or will it be corrected; State was out to fix drainage out front; is a problem.

Foster said his is the 4th lot, mine is the 3rd, and Croson's is 2nd.

Andrews asked if you'd called the City. Foster said we are in Jefferson Township; did call Franklin County Engineer's Office.

Kathy Croson, 4659 E. Johnstown Road; said it floods after any rain; yards are sopping wet for days; recently had to run a new sewer line; Syntax backs up to my property; lot of privacy; privacy is a concern; saw men working and they said they were relocating a stream to the back of the new development.

Jim Toney, representing two properties 4736 and 4722 E. Johnstown Road; said my properties are directly across from parcel on Johnstown Road; not opposing this; defining some issues that need to be

addressed in regards to the development; drainage all comes down and through my property; Franklin County put in a storm drain there; doesn't quite get to the ditch right now; other thing that seems to happen is when Rocky Fork Creek rises, it is shutting off the flow of the water in the creek; another question is when that was an intersection, the traffic backed up beyond my driveways; when the roundabout was installed, traffic went away; with all the development, traffic is backing up beyond my driveway again in the evening; traffic through Morse Road at peak times backs up; know this has been concentrated on Morse Road; think there are 3 lanes in front of my house; turn lane helps immensely; concern would be if future development would be able to handle the traffic or what might need to be done to address that.

Ed Douglas, 725 Windward Lane of Windward Trace condos; said three other residents here with us; to be rezoned commercial and institutional; what does that mean; does commercial include apartment complexes; there is a house there currently occupied.

Dugger answered there is an organization called Syntax; was run by Catholic priests at one time; often see those kids walking along south side of Morse Road; that property was acquired by New Albany Company last October; this portion of the property is already zoned Suburban Office; that district is what permits the type of group home that Syntax was; portion to left is being requested to be zoned Suburban Office so it would all be developed together; that is the next application; looking to put a retirement community to the west; suburban office does not permit an apartment use.

Becky Meravy, 4540 Faneuil Hall Place, representative of Collingwood Point on the north side of Morse Road; next to us is New Albany Glen; currently being built at 240 units; will be expanding that to Thompson Road; not really opposed; know we can't stop development; my concern is to acknowledge and appreciate what Dugger said; traffic is an issue; concerned if you move forward before a traffic and access study is done; the plans show an access right across the street from our only access point; that particular access is about a 30 degree angle; more easterly access is practically right on top of roundabout; people still try to turn left out of there; rush hour is a problem; in evening, never coming east on Morse Road ever because traffic is so bad; lifestyle community has 4 access points; City of Columbus is planning a widening of Morse Road; only adding a turn lane, not an additional lane; just to east of our property, that is currently being platted for 43 lot single family development by the New Albany Company; our concern is traffic, traffic, traffic; roundabout has helped a little; not during rush hour and not on weekends; every weekend I hear a screech, horn and crash; can concur to traffic being backed up

on Johnstown Road as well; rendering is really only a rendering but also adds to my concerns as to how it will be developed; rendering shows a private drive to access shopping center; would ask that this gets tabled until traffic study is reviewed and an access study reviewed; also ask to not allow 3 access points; do know that once or twice the suggestion of a roundabout has been brought up and the City of Columbus is not in favor of it; not sure it is really taking into consideration the amount of traffic; there is some wonderful wildlife in the area; know we cannot stop development; keep wildlife a consideration.

Chair asked for rebuttal.

Dugger said we did pair a traffic study with this to the City; they have had questions/concerns; does it contemplate traffic and access; that was the key component City Engineer had questions about; under revision; hope to have all those revisions back; not presume that this application go forward without resolution to traffic issues; do not know about ponding in the back of these people's yards; there is currently a small drainage ditch here; relocating that so it will move to the side instead of through the center of our property; tentative development plan shows 2 relatively large detention basins; did submit traffic study, working on access and traffic; taking into consideration the drainage.

Chair closed the public hearing at 7:53 p.m.

Rosan recommended applicant's counsel meet with some neighbors; doesn't sound like opposition, just looking for additional information; satisfaction that things are going to be done correctly; suggest you do that prior to next week's workshop.

Shepherd said he will wait for traffic study.

Andrews said he read that the development of apartments in that area will be 2nd or 3rd largest complex in Ohio; go to New Albany a lot; traffic is horrible; not just on that 2 lane section there; all the way down Morse Road; if going into New Albany around 4-6 p.m., it is horrible; don't like to turn down development because it is typically a good thing but have to consider quality of life; not thrilled about this before road widened.

Keehner said this is being built on speculation versus specific tenants or needs. Dugger responded think need is there; we have these properties together with the already zoned neighborhood commercial; then once we have figured out the appropriate users, then come back. Keehner said do not know how successful that shopping center there is; seems to have had a lot of tenants. Dugger said he would bring

some information on tenants; Columbus was out to bid on a project that would take Morse Road to 3 lanes; already in the works; would be 3 lanes east from Hamilton to Johnstown; latest leg should occur this fall.

Burba said we should consider those water problems as well as the traffic.

Wester said only question is traffic and access.

**A motion was made by Rosan, seconded by Burba, that the Zoning be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/2/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[Z-0002-2014](#)

To consider an application for Zoning Change for 5.178+/- acres of property located at 5445 Morse Road, and parts of 5495 and 5505 Morse Road; current zoning ER-1 Estate Residential; requested zoning SO Suburban Office and Institutional; Spectrum Acquisitions Gahanna, LLC; Glen Dugger, Agent.

Chair stated we will consider Z-0002-2014 and CU-0005-2014 at the same time.

Blackford said we covered a lot of this information in previous discussions; these two applications are related; maps, site plans and images of site displayed; spent a lot of time looking at the map; 8.5 acres; 2-story building; renderings are information at this point; 4 criteria for conditional uses (Chapter 1169 reviewed); one of least intensely zoned districts; use is consistent with North Triangle Concept Plan; zoning change property is 5.1 acres; allowed uses would be medical offices, banks, etc.; Economic Development Plan states use is needed in the City; more property in City zoned Suburban Office; about 1.8%; demand for use; staff has received numerous inquiries for senior living facilities; is a significant demand for this type of facility; staff recommends approval of conditional use and zoning.

Chair opened the public hearing at 8:06 p.m. and asked for proponents.

Dugger said he has no objection to contents of staff report; Spectrum Acquisitions Gahanna, LLC is a terrific user; provide a service every high end suburb needs; a good employer; have family members who have reached that point in their lives and having this type of an option is truly a wonderful thing; like to go through these applications together; the zoning is for this specific use; still do have to come back with Final Development Plan, etc.; did include site plan, parking plan,

materials; talked about western part of property already being zoned for this; conditional use would cover existing and newly rezoned property; expect to do same thing as previous applications; traffic studies are joined; like to turn this over to Drew Royster at Spectrum for details about the use; like him to enlighten all of us.

Drew Royster with Spectrum Acquisitions, LLC, 200 N. Spruce Street, Denver, Colorado; gave a short presentation; said we are an owner, operator and developer of senior living facilities; we care about every aspect of our facilities; we do not build it and leave; we have 1500 employees; just 12 of those are concerned with development; based in Denver; have facilities all over; 8 in development now; build independent living, assisted living and memory care communities; not nursing homes, not apartments; communities are designed to support and enhance a lifestyle; none of the facilities have skilled nursing; stop our level of care at memory care; independent living does not require licensing but memory care and assisted living does so we will be getting those; do not have buy-ins, just monthly rental fee; have the home and also provide activities; all communities have vehicles; sort of like a concierge service; within buildings we have many amenities; part of what we have is wellness centers, movie theater, lounges, etc.; outside we provide manicured lawns, paths, etc.; all have same components but each is tailored to environment where located.

Chair asked for opponents.

Foster said somewhat familiar with this; some have an age requirement; is there one at this; also asked about visitors. Drew said yes we have an age requirement; not a lot of visitors so rules not really necessary.

Royster said speaking to traffic; one of the reasons this is a great fit; the little traffic we do have has peak times around 2 p.m.; should not really add to most congested times of day.

Meravy asked about frequency of emergency responders and staffing ratios.

Royster said emergency response vehicles usage is very similar to other neighborhoods; we have staff there that can see if an issue may become an emergency; fewer police visits; in this building we are proposing 154 units; 70 independent, 60 assisted, the remainder memory care; ratios are 1-12 for assisted living and 1-8 for memory care.

Chair closed the public hearing at 8:20 p.m.

Keehner said with independent living, will they cook for themselves; why site it not within walking distance to stores or restaurants; are they taking meals communally. Royster said memory care and assisted living receive 3 meals a day; independent receive 2 meals a day; every unit has kitchens; not a lot of going out; looking for all of the stuff under one roof; this site is very close to where facilities are located in other neighborhoods. Keehner said environmental plans say no detrimental impact; do we have legal teeth to make sure impact is mitigated. Weber said part of study is what the impact will be. Keehner said not in environmentally sensitive areas; no wetlands, etc; old farmland; drainage as you develop more is a big issue. Weber said those are in the purview of the Commission.

Chair gave the format of the workshop meetings held by the Commission; hopefully the applicant will have an engineer present; these questions are representative of many of the things you have discussed today; not a public hearing; public is welcome to attend but not participate; will be July 2nd at 6:30 in Council Committee Rooms.

**A motion was made by Rosan, seconded by Burba, that the Zoning be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/2/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

[CU-0005-2014](#)

To consider an application for Conditional Use to allow Professional Use for a Senior Living facility; current zoning ER-1 Estate Residential; to be zoned SO Suburban Office and Institutional District; for property located at 5435, 5445, and parts of 5495 and 5505 Morse Road; Spectrum Acquisitions Gahanna, LLC, applicant.

See discussion of previous agenda item.

**A motion was made by Rosan, seconded by Burba, that the Conditional Use be Postponed to Date Certain to the Planning Commission Workshop, due back on 7/2/2014. The motion carried by the following vote:**

**Yes:** 6 - Andrews, Keehner, Burba, Shepherd, Wester and Rosan

**Absent:** 1 - Price

**F. UNFINISHED BUSINESS:**

[S-0001-2014](#)

West Gahanna Development Study Discussion

Blackford said this is the second part of the discussion; a continuation from last meeting; we are providing details of the study to educate the Commission; we are now at the feedback portion; help evaluate and guide our discussion about relevancy of study and our processes for

this area; one of the main components was land use; are the existing principles relevant, appropriate. Andrews said lots along Agler Road; has the City suggested those areas for senior living. Blackford said that is a use we have recommended for that area; senior living is great because it is quasi-residential, quasi-commercial; have recommended that area. Chair asked if there was any state or county funding to incentivise people to upgrade those shopping centers. Blackford said there are abatements that would be available; they are pre-1994 so they do not have to go through as cumbersome of a process to get that; will keep pursuing; definitely an area we're targeting and making sure property owner is aware of what is available to them. Wetherholt said did apply for some funding. Chair asked if we have any plans to reconfigure that Agler/Stygler mess of an intersection. Wetherholt said yes; owner is aware of that. Keehner said seems like a lot of goals of original study have been met except for Stygler and U.S. 62 which connects two sides of that district; the plan mentions a one-way exit ramp from Agler to U.S. 62. Blackford said not a lot of documentation as to what that meant; nothing in study that clarifies that to me; could not figure out what that would accomplish; not a lot of supporting materials.

Blackford said another component of the plan was signage; plan indicated standards needed to be more stringent; do we as a group feel this is still appropriate. Rosan said don't like pole signs city-wide but they are particularly bad there; maybe tighten up signs period. Blackford said won't disagree about aesthetic of pole signs; more restrictive we become, more difficult it can be for business development. Rosan said we have compromised with signage on Granville; signs have been lowered and made smaller; fits in better; think it raises the fact that we need some general adjustments to sign code. Keehner said not against pole signs; over control of signs means boring; probably could zone for signs.

Blackford said landscaping was another component to the study; this has not been incorporated into zoning code; is there some consensus that this does need to be added to zoning code; do we see landscaping as an issue precluding development from occurring. Rosan said is almost inconsequential in terms of cost; do you find developers are more open to landscaping because it is in code. Gard said they will do it whether it's in the code or not. Rosan said we often request things above minimum standards. Chair asked if we have teeth to enforce landscaping.

Blackford said we also identified infrastructure improvements; many have been accomplished; some have not; are these still relevant improvements that need to be addressed in this area; are they critical. Chair said it is even more important now than it was in 1997; we need

to invest in complete streets; how do we incorporate that; this is an area that would be impacted by a complete street program; we as a City should incorporate that into policy or code

**G. NEW BUSINESS: None.**

**H. OFFICIAL REPORTS:**

**City Attorney.**

None.

**City Engineer.**

None.

**Department of Development.**

None.

**Chair.**

None.

**I. CORRESPONDENCE AND ACTIONS: None.**

**J. POLL MEMBERS FOR COMMENT.**

Rosan welcomed back Jayme Maxwell.

Keeehner said any developing area needs to think about food issues should gas become \$20/gallon; interesting film offered at OSU on urban agriculture; community gardens are vacant city lots until they're developed; we're becoming massively suburbanized.

**K. ADJOURNMENT. 8:48 p.m. Motion by Rosan.**

**L. POSTPONED APPLICATIONS: None.**

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**Donna L. Jernigan, MMC**  
**Senior Deputy Clerk of Council**

*APPROVED by the Planning Commission, this  
day of 2014.*

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Thomas J. Wester